



Submit applications to:

Forward Pinellas
310 Court Street, 2nd Floor
Clearwater, FL 33756

Telephone: 727.464.8250

Email: info@forwardpinellas.org

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	
Local Government Contact:	
Address:	
Phone:	
E-Mail Address:	
Local Government Case #:	
Local Government Ordinance #:	

Property Owner Contact Information

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Agent Contact Information (if applicable)

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Characteristics of the Subject Property

Site Address(s):	
Total Acreage of the Amendment Area:	
Existing Use(s):	
Proposed Use(s):	
Parcel Identification #:	
Legal Description of the Amendment Area:	
Countywide MAX Index Score:	
Grid Cell MAX Index Score:	

Does the Amendment Area impact:
[check all that apply]

- | | |
|---|--|
| <input type="checkbox"/> Activity Center | <input type="checkbox"/> Industrial or Employment Land |
| <input type="checkbox"/> Multimodal Corridor | <input type="checkbox"/> Target Employment Center |
| <input type="checkbox"/> Planned Redevelopment District | <input type="checkbox"/> Scenic/Noncommercial Corridor |
| <input type="checkbox"/> Coastal High Hazard Area | |

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	
Proposed Countywide Plan Map Category(ies):	
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	
Proposed Local Future Land Use Plan Map Category(ies):	

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

Public Hearing Date:	
Verdict and Vote:	
Please note if any public comment was made and elaborate as applicable:	

Application Checklist

Note: Our email server cannot accept files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following MUST be furnished with all applications (incomplete applications will not be accepted):

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

FLUM Amendment PLANNING STAFF REPORT



Planning and Development Services Division | 201 Highland Avenue, P.O. Box 296, Largo, FL 33779
(727) 587-6749 ext. 7301 | askaplanner@largo.com

Memo Date: Mar 7, 2024 **Agenda Date:** Planning Board - 07 Mar 2024
To: Community Development
Staff Contact: Kimberly Mejia, Planner II
Subject/Case: FLUM24-001 (Ordinance No. 2024-24) - 13707 58th Street North Future Land Use Map Amendment

INTRODUCTION:

The applicant, Aziz Homsy, property owner, is requesting a Level IV, Comprehensive Plan Future Land Use Amendment for a portion of a tract of land located at 13707 58th Street North totaling 1.54-acres, more or less. It is the applicant's intent to amend the land use classification from Institutional (I) to Industrial Limited (IL). The requested Future Land Use Amendment (FLUMA) will require an amendment to the Forward Pinellas Countywide Plan Map from the Public/Semi-Public (P/SP) to Employment (E) category.

PURPOSE AND INTENT / BACKGROUND:

The subject property consists of approximately a 1.54-acre parcel (Parcel Identification Number: 04-30-16-77515-000-0201) of land located on the East side of 58th Street and North of Ulmerton Road within the Rubin ICOT Center. Official records from the City and County indicate that the property was annexed into the City on September 19, 2000, as part of a multiple parcel annexation process for the Rubin ICOT Center. The site was originally designated Industrial Limited (IL) on the Future Land Use Map at the time of annexation, however in 2008, the previous owner, Saint Petersburg College (SPC) processed a Future Land Use Amendment to change the land use to Institutional (I). The Rubin ICOT Center was also part of a Development of Regional Impact (DRI), that was rescinded under Ordinance No. 2010-48 on August 3rd, 2010. The Rubin ICOT center is part of the multi-jurisdictional Gateway Master Plan and Target Employment Center (TEC) overlay, that has not been adopted by the City of Largo at this time. The Gateway Master Plan designates the Rubin ICOT Center as a mixed-use employment district. The Target Employment Center Overlay is a category that is appropriate in developed or to be developed areas to facilitate employment uses countywide, which was determined through the 2023 Target Employment and Industrial Land Study (TEILS) update.

Records, from Pinellas County Property Appraisers, indicate that the property is owned by Robot Risers, LLC, and is classified as vacant commercial land with extra feature/special building (XSFB). The current use of the existing 67,221 square feet lot is a vacant lot with established parking. The site was previously developed and through finance records, the previous owner SPC, had a 1.5" meter that was removed and sewer stopped on 12/17/2014. Since the demolition of the building the site was not (re) developed. The intent of the current property owner is to build an approximately 20,000 square feet office and light manufacturing facility. According to, Section 15.7 Light Manufacturing (Class A Uses) involves the manufacture, predominantly from previously prepared materials, of finished products, or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products. Robot Risers manufactures sorting conveyors, case erectors, workstations & inspection tables, and pick cells. Robot Risers LLC is an existing business located in Oldsmar and looking to relocate their facilities to this subject site, the owner states that SPC has no objections to the (re) development of the site as a light manufacturing facility.

Amending the land use classification from Institutional (I) to Industrial Limited (IL), will facilitate the (re) development of the vacant commercial land. If the Future Land Use Amendment (FLUMA) is approved, the maximum allowable density for Institutional (I) is 12.5 units/acre compared to 0 units/acre for Industrial Limited (IL) land use classification; a 12.5 unit/acre decrease in density for the site if the FLUM amendment is

approved. The allowable Floor Area Ratio (FAR) for Institutional (I) and Industrial Limited (IL), is 0.65 which would have no change in existing intensity. The allowable Impervious Surface Ratio (ISR) is 0.85 for both land use classifications and would have no change on the existing impervious surface ratio. Any new proposed uses will be based on the allowable use Table 6-1, of the Comprehensive Development Code. For example, light manufacturing as the property owner would like to establish on the subject site is an allowed use by right in Industrial Limited (IL). Any future development will be subject to the development review process and require site plan approval.

Compatibility between land use patterns, existing neighborhoods and new development that will accommodate anticipated growth was evaluated based on the review criteria below.

APPLICABLE CDC CHAPTERS/SECTIONS:

1. Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment
2. Chapter 5: Land Use Classifications
3. Chapter 6: Allowable Uses
4. Chapter 8 - General Development Standards and Impact Fees
5. Section 15.7 - Light Manufacturing (Class A Uses)

APPLICANT INFORMATION:

NAME/TITLE: Aziz Homs
 COMPANY: Robot Risers LLC
 ADDRESS: 101 Shore Drive East
 CITY/STATE/ZIP CODE: Oldsmar, FL 34677
 APPLICANT'S STATUS: Property Owner

SITE INFORMATION:

ADDRESS: 13707 58th Street North
 LOCATION: East side of 58th Street and North of Ulmerton Road within the Rubin ICOT Center
 PARCEL ID NUMBERS: 04-30-16-77515-000-0201
 LOT SIZE: 1.54 acres
 EXISTING LAND USE: Vacant Commercial Land with/XSFB
 FUTURE LAND USE: Institutional

Existing Land Use and FLUM of Adjacent Properties

Adjacent to	Existing Land Use	FLUM
North	Public Colleges, SPC,USF	Institutional (I)
South	General Office Bldg - Multi-story/Campus	Industrial Limited (IL)
East	Public Colleges, SPC,USF	Institutional (I)
West	58th Street (Collector)	Right of Way

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

1. **A5-19-00: Annexation** - The subject property was part of an annexation into the city of Largo (Ordinance No. 2008-86). Approved by City Commission on September 19, 2000.
2. **FLUM 2-08-05: Future Land Use Amendment** - Industrial Limited (IL) to Institutional (I), Saint Petersburg College Property -13707 & 13805 58th Street North.

COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

The proposed future land use change was evaluated for the extent to which the request complies with Section 163.3187 of the Florida Statutes, City of Largo Comprehensive Plan: Forwarding Our Future 2040, County

Wide Plan Rules, and conforms with the standards set forth in Section 4.5.3 of the Comprehensive Development Code (CDC).

A. Consistency: Comprehensive Plan amendments shall be reviewed for consistency with the goals, objectives, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes, and the Countywide Rules.

I. Impacts of Public Facilities and Services

1. Transportation:

According to the Florida Department of Transportation (FDOT) Open Data Hub, the adjacent segment of 58th Street North, carries approximately 7,100 annual average daily trips (AADT) on the collector Road. The adjacent section of Ulmerton Road just south of the subject site, carries approximately 51,000 AADT on the principal arterial. Utilizing trip generation rates outlined in the Countywide Plan Rules, the generalized trip rates for Employment are 206 trips per day per acre, which results in approximately 317.24 daily trips to the 1.54-acre property. The subject properties existing Countywide Plan Map designation is Public/Semi Public (P/SP) which has a generalized trip rate of 67 trips per day per acre, resulting in approximately 103.18 daily trips to the 1.54-acre parcel.

The Future Land Use Amendment will increase the daily trip generation but it will not result in an incompatibility since the majority of the uses in the Rubin ICOT Center are designated as Employment (E) and are measured under the 206 trips per day per acre. Additionally, as noted in the compatibility with the Comprehensive Plan: Forwarding Our Future 2040; the subject property is located along Pinellas Suncoast Transit Authority (PSTA) bus route seventy-nine (79) and has pedestrian connectivity to the site along the sidewalk abutting the property on 58th Street North.

2. Sanitary Sewer:

The subject property is serviced by the City of Largo sanitary sewer system. Largo maintains a 29 feet wide wastewater gravity pipe interceptor located west of the property along 58th Street North. The wastewater gravity pipe interceptor catchment area is the Wastewater Reclamation Facility (WWRF). When the site is developed in the future, all proposed development will be reviewed and approved by staff during the site plan review process, and shall continue to comply with Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.

3. Potable Water:

Any new development on the subject property will tie into the existing Pinellas County Utilities potable water network. Potable water demand is expected to increase with the change of use, and shall continue to comply with the Comprehensive Plan, Water Conservation Subelement, Policy 1.1.3: Sustain the level of service standard for potable water that is 120 gallons per capita per day (gcpd) until the year 2026 (next ten-year planning period), through the Pinellas County Ten-Year Water Supply Facilities Work Plan.

4. Drainage:

Upon submittal of a future project application, the applicant will have to comply with the standards of the Largo Comprehensive Development Code and Southwest Florida Water Management District regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order to protect the health, safety, and welfare of the inhabitants of the City. The existing or future drainage conveyance systems on private property is maintained by the property owner(s). Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event further (re) development occurs on the property, stormwater systems will be improved or constructed by the property owner(s), in accordance with the rules and regulations of the City and Southwest Florida Water Management District. As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:

- (a) Flood Control:

- (i) Stormwater Management Systems that have a positive outfall shall be designed for a 25-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.
 - (ii) Stormwater Management systems that have no positive outfall shall be designed for a 100-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.
- (b) Water Quality:
- (i) Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first ½ inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed. Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first ½ inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed.

5. Solid Waste:

Solid waste will be provided by the City for any use on site. An increase in solid waste is expected as a result of the future land use map amendment, and shall continue to comply with Comprehensive Plan, Solid Waste Subelement, Policy 1.1.1: Comply with the LOS Standard for solid waste disposal of 1.30 tons of solid waste disposed per person per year in accordance with Pinellas County's adopted LOS Standard, while striving to reduce this number. As well as Policy 1.1.7 As part of development review, encourage allocation of appropriate space on commercial and industrial sites to allow for inclusion of commercial recycling and solid waste containers.

6. Fire Protection, Rescue and Emergency Medical Services:

The subject property is currently located in the Largo Fire District. The site is serviced by Largo's Fire and Rescue Services and will continue to be serviced following the proposed future land use map amendment. Service is provided by Fire Station #38, located approximately two miles west from the property, on Ulmerton Road. Fire rescue and emergency response services in Pinellas County are provided by first responder agreements. A private fire hydrant is located on the northeast end of the subject site.

7. Financing Municipal Services:

Major revenues collected from properties within the City limits (including the property) include ad-valorem taxes, stormwater fees, sanitary sewer monthly fees and impact fees, solid waste collection fees, communication service taxes, municipal utility taxes, franchise fees, and local business tax receipt fees. The revenues collected from properties are distributed into the City's General Fund, Wastewater Fund, Stormwater Fund and/or the Solid Waste Fund. In addition, the City will collect development fees at the time of any future development review and permitting, which includes site plan review fees, infrastructure and building permit fees, recreation impact and facility fees, reclaimed water fees (if applicable), and other fees. These funding sources pay for the cost of providing municipal services to properties located within the City of Largo's municipal boundaries. Services the City will provide or is already providing to properties include, sanitary sewer, stormwater management, police, code enforcement, recreation and parks, library, solid waste, fire protection, and road/right-of-way improvements. The City, through its Capital Improvements Element (CIE) of the Comprehensive Plan, annual budget, Capital Improvement Program (CIP) and other funding sources identifies all new capital and municipal improvements that may be necessary in providing any unforeseen infrastructure, transportation, or other needs.

8. Other:

Should the property receive approval for the FLUM change, and the property is redeveloped in the future, City services not listed above are/or will be available to the properties on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the property is located. The current land use classification for the 1.54-acre property is Institutional (I). If approved through this FLUMA process, the proposed Industrial Limited (IL) classification would allow Robot Risers LLC to develop the vacant lot based on allowable or permitted by right uses outlined in Table 6-1: Allowable Uses Within Land Use Classifications of the CDC. To furthermore ensure that the standards established in the CDC are met, any

development proposed now or for the future, will be reviewed and approved by staff during the development review process.

II. Demonstration of Need

The subject property has been vacant and underutilized as an Institutional (I) property since approximately 2014 when the existing building was demolished. The site was previously owned by Saint Petersburg College and underwent a Future Land Use Amendment in 2008 to develop the site for Institutional (I) use. The site was not developed and has been vacant since. In 2023, Robot Risers LLC purchased the site from Saint Petersburg College with the intent to relocate their existing light manufacturing business to the subject site. The property owner is intending to redevelop the site with an approximately 20,000 square feet building for office and light manufacturing use. Undergoing a FLUMA to promote (re) development opportunities of the subject site align with the County Wide Plan Rule category for Employment (E) and generates employment opportunities.

III. Parcels Ability to Develop in Compliance of CDC Standards

Upon submission of any future potential (re) development, staff will review future site plans to ensure that the CDC requirements are met. There is no evidence that the parcel cannot be developed in full compliance with the CDC under the proposed Future Land Use Map designation.

IV. Special Flood and Coastal High Hazard Area/Hurricane Evacuation

Based on FIRM map 12103C, the subject property is located within Flood Zone AE Special Flood Hazard Area with High Flood Risk (Coastal Floodplain) and Flood Zone X - Area of Minimal Flood Hazard (0.2% annual chance of flood hazard). Flood Zone X encompasses the portion of the site that is to the east. The portion of the property located within Flood Zone AE - Special Flood Hazard Area, is in the center of the site where a portion of the existing parking lot is located, which are areas vulnerable to hurricane and storm surge damage as designated by the Federal Emergency Management Agency (FEMA).

The following are the Coastal High Hazard Areas (CHHA) criteria outlined in Section 4.2.7 of the Forward Pinellas Countywide Rules:

- A. Access to Emergency Shelter Space and Evacuation Routes:
The property is located within Hurricane Evacuation Zone B and has access to adequate emergency shelter space located at Pinellas Park High School and Highpoint Elementary. The site has two access points on 58th Street North; one to the north, Roosevelt Boulevard and one to the south, Ulmerton Road, both are designated evacuation routes.
- B. Utilization of Existing and Planned Infrastructure:
The FLUMA should not result in any significant impacts on the property and the (re) development of the site, since the site was previously development the existing infrastructure will be utilized. The proposed land use amendment will encompass the (re) development of the site through the site plan review process outlined in the Comprehensive Development Code (CDC).
- C. Utilization of Existing Disturbed Areas:
The intent of the property owner is to develop the site on previously disturbed areas away from the existing natural buffer to the east. The proposed land use amendment will encompass the (re) development of the site through the site plan review process outlined in the Comprehensive Development Code (CDC).
- D. Maintenance of Scenic Qualities and Improvement of Public Access to Water:
The site is not located within water ways that have public access or scenic qualities.
- E. Water Dependent Use:
The subject use is not water dependent.
- F. Part of Community Redevelopment Plan:
As previously mentioned, the Rubin ICOT center is part of the multi-jurisdictional Gateway Master Plan and Target Employment Center (TEC) overlay. The TEC overlay has not been adopted by the City of Largo at this time.
- G. Overall Reduction of Density or Intensity:

In accordance with the Future Land Use classification, the maximum allowable density for Institutional (I) is 12.5 units/acre compared to 0 units/acre for Industrial Limited (IL) land use classification; a 12.5 unit/acre decrease in density for the site if the FLUM amendment is approved. The allowable Floor Area Ratio (FAR) for Institutional (I) and Industrial Limited (IL), is 0.65 which would have no change in existing intensity.

H. Clustering of Uses:

Clustering of use does not apply.

I. Resilient Building:

The applicant intends to (re) develop the site based on elevation certificates required to build a resilient building.

J. Integral Part of the Comprehensive Planning Process:

The proposed FLUMA is evaluated for the compliance of the Largo Comprehensive Plan: Forwarding our Future 2040, conformance to standards in Section 4.5.3 and Section 7.6.1 of the Comprehensive Development Code (CDC). According to Section 7.6.1 of the CDC, developments which pose a significant threat of releasing harmful pollutants into surface waters and groundwater during flooding and other natural events shall not be permitted within the CHHA or SFHA. This includes any development or change of use involving the production, use, or storage of volatile, explosive, or toxic materials. Additionally, the proposed FLUMA is evaluated for compliance in Section 163.3187 of the Florida Statutes and the County Wide Plan Rules. The proposed FLUMA fulfills the guidelines for amending properties within the CHHA outlined in section 4.2.7 of the County Wide Rules.

V. Scenic/Noncommercial Corridors:

The subject property is not located along a Scenic/Noncommercial Corridor.

PUBLIC NOTIFICATION REQUIREMENTS:

MAILED WRITTEN NOTIFICATION: February 6, 2024

PUBLISHED NEWSPAPER NOTIFICATION: February 21, 2024

POSTED PROPERTY NOTICE: February 29, 2024

STAFF RECOMMENDATION:

The proposed Future Land Use Map Amendment (FLUMA) is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code (CDC), Foward Pinellas Countywide Plan Rules, and Chapter 163, Florida State Statues.

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE FLUM24-001 (ORIDNANCE NUMBER 2024-24) - 13707 58TH STREET FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED AMENDMENT MEETS THE REQUIREMENTS OF THE CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS, SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO DENY FLUM24-001 (ORIDNANCE NUMBER 2024-24) - 13707 58TH STREET FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE AMENDMENTS.

RECOMMENDATION:

RECOMMENDATION:

_____ Approval (Vote _____)

_____ Approval with conditions (Vote _____)

_____ Denial (Vote _____)



~~Michael DiBizzi, Chairperson~~

Matthew Faustini

Status:

Vice Chair

Approved By:

Alicia Parinello, Planning Division Manager

Pending

SUPPORTING DOCUMENTS:

[Signed ORD2024 24](#)

[EXHIBIT A](#)

[Exhibit B & C](#)

[Narrative w. Consistency Statement](#)

[Coastal Floodplain Addendum 4.2.7.1](#)

[Site Survey](#)

[Recorded Plat](#)

[Deed](#)

[Sunbiz](#)

[Business Impact Statement - Signed](#)

ORDINANCE NO. 2024-24

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACT OF LAND LOCATED AT 13707 58TH ST N FROM INSTITUTIONAL (I) TO INDUSTRIAL LIMITED (IL), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature passed the Local Government Comprehensive Planning and Land Development Regulation Act in 1986 requiring all counties and cities to prepare a comprehensive plan; and

WHEREAS, Chapter 163, Section 163.3184, Florida Statutes, provides the process by which local governments may adopt amendments to their comprehensive plans; and

WHEREAS, public hearings have been held in consideration of the property owner's request to amend the City of Largo Comprehensive Plan Future Land Use Map and the Countywide Future Land Use Map pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the City of Largo has requested the amendment of the Countywide Future Land Use Plan, for consistency, as herein identified pursuant to the Rules of the Countywide Plan.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF LARGO HEREBY ORDAINS:

Section 1. That pursuant to the Pinellas Countywide Plan Rules, and Chapter 163, Part II, Florida Statutes, the following described tract of land is hereby re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Institutional (I) as depicted in attached Exhibit "B," to Industrial Limited (IL) as depicted in attached Exhibit "C."

All that tract or parcel of land lying and being in the County of Pinellas, Florida, to wit:

TRACT 1: A PORTION OF LOTS 2 AND 3, RUBIN ICOT CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 88, PAGES 79 THROUGH 85 INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST COMER OF LOT 2 OF SAID RUBIN ICOT CENTER FOR A POINT OF BEGINNING; THENCE N. 00° 16' 17" W., AND ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, 87.01 FEET; THENCE N. 89° 43' 43" E., 403.98 FEET; THENCE S. 30° 52' 54" W., 67.41 FEET; THENCE S. 02° 27' 46" E., 105.46 FEET; THENCE S. 24° 30' 19" W., 15.34 FEET; THENCE S. 89° 43' 43" W., 143.60 FEET; THENCE N. 00° 16' 17" W., 12.00 FEET; THENCE S. 89° 43' 43" W., 223.11 FEET TO THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH; THENCE N. 00° 16' 17" W., 77.99 FEET TO THE POINT OF BEGINNING.

AND

TRACT 2: A PORTION OF LOT 3 OF RUBIN ICOT CENTER AS RECORDED IN PLAT BOOK 88, PAGES 79 THROUGH 85 INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST COMER OF LOT 3, RUBIN ICOT CENTER AS A POINT OF REFERENCE; RUN THENCE N. 00° 16' 17" W., ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 87.01 FEET; THENCE N. 89° 43' 43" E., 274.75 FEET TO THE POINT OF BEGINNING; THENCE N. 00° 16' 17" W., 23.00 FEET; THENCE N. 89° 43' 43" E., 143.13 FEET; THENCE S. 30° 52' 54" W., 26.87 FEET; THENCE S. 89° 43' 43" W., 129.22 FEET TO THE POINT OF BEGINNING.

The subject property as a whole contains 1.54 acres, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 04-30-16-77515-000-0201
AS DEPICTED IN ATTACHED EXHIBIT "A".

Section 2. That the Future Land Use Map on file in the office of the City Clerk is hereby amended in accordance with the provisions of this ordinance.

Section 3. That it is the intention of the City Commission of the City of Largo that each provision hereof be considered severable, and that the invalidity of any provision of this ordinance shall not affect the validity of any other portion of this ordinance, the Largo Comprehensive Plan, or the Largo Comprehensive Development Code.

Section 4. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, this plan amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted plan amendment to be in compliance. No development orders, development permits, or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

ATTEST:

City Clerk

Mayor

REVIEWED AND APPROVED:



City Attorney

**LEGAL DESCRIPTION
EXHIBIT A**

TRACT 1: A PORTION OF LOTS 2 AND 3, RUBIN ICOT CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 88, PAGES 79 THROUGH 85 INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST COMER OF LOT 2 OF SAID RUBIN ICOT CENTER FOR A POINT OF BEGINNING; THENCE N. 00° 16' 17" W., AND ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, 87.01 FEET; THENCE N. 89° 43' 43" E., 403.98 FEET; THENCE S. 30° 52' 54" W., 67.41 FEET; THENCE S. 02° 27' 46" E., 105.46 FEET; THENCE S. 24° 30' 19" W., 15.34 FEET; THENCE S. 89° 43' 43" W., 143.60 FEET; THENCE N. 00° 16' 17" W., 12.00 FEET; THENCE S. 89° 43' 43" W., 223.11 FEET TO THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH; THENCE N. 00° 16' 17" W., 77.99 FEET TO THE POINT OF BEGINNING.

AND

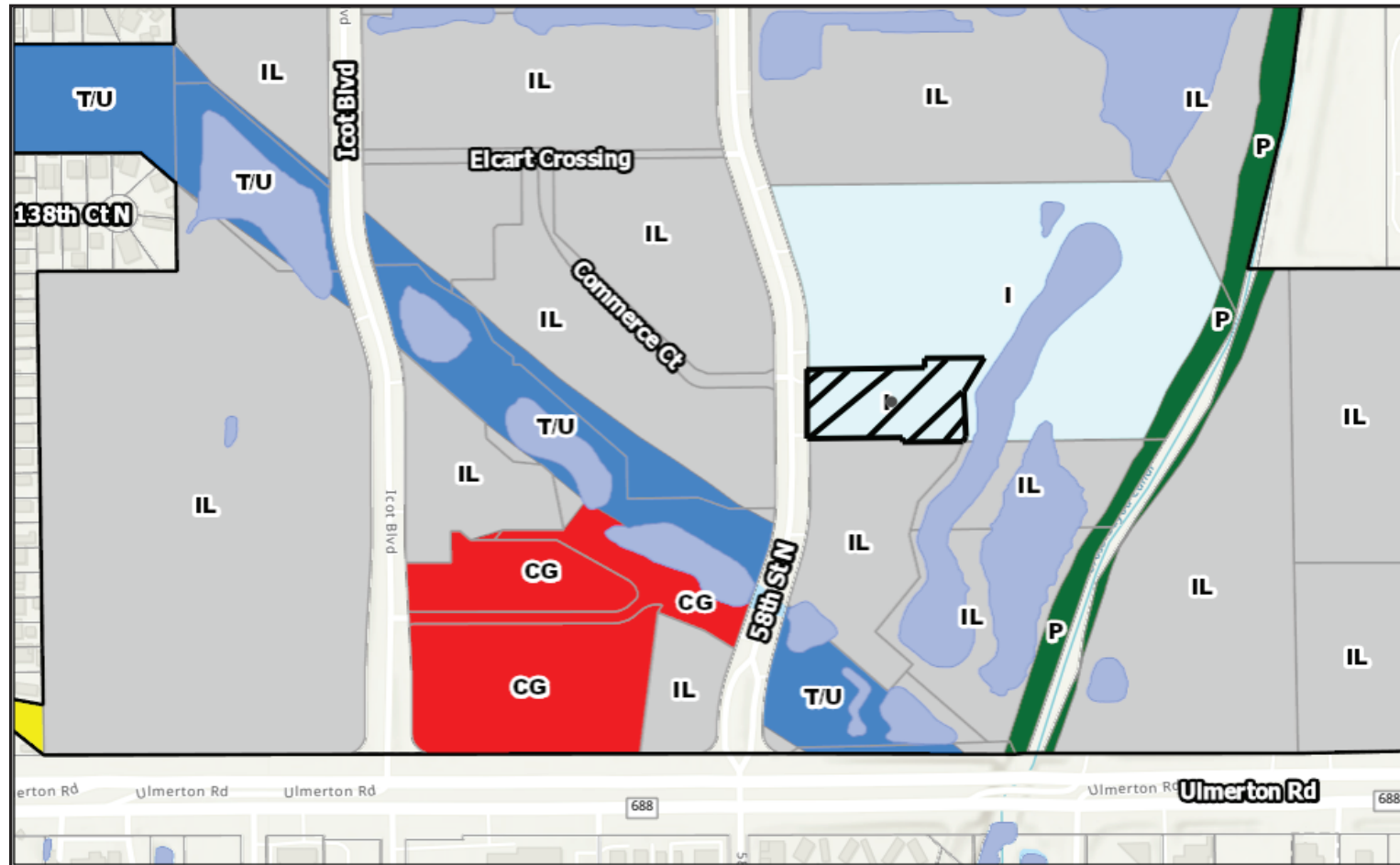
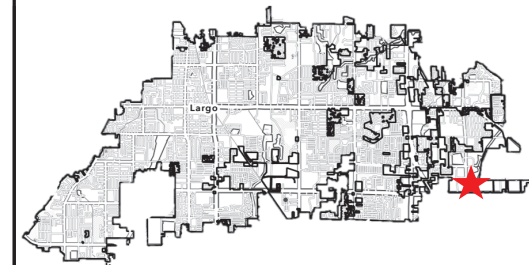
TRACT 2: A PORTION OF LOT 3 OF RUBIN ICOT CENTER AS RECORDED IN PLAT BOOK 88, PAGES 79 THROUGH 85 INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST COMER OF LOT 3, RUBIN ICOT CENTER AS A POINT OF REFERENCE; RUN THENCE N. 00° 16' 17" W., ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 87.01 FEET; THENCE N. 89° 43' 43" E., 274.75 FEET TO THE POINT OF BEGINNING; THENCE N. 00° 16' 17" W., 23.00 FEET; THENCE N. 89° 43' 43" E., 143.13 FEET; THENCE S. 30° 52' 54" W., 26.87 FEET; THENCE S. 89° 43' 43" W., 129.22 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Existing Future Land Use Map

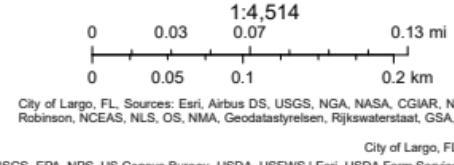
Case #: FLUM24-001
 Subject: Robot Risers LLC Future Land Use Map Amendment

Address: 13707 58th St. N.
 Parcel #: 04-30-16-77515-000-0201
 1.54 – acres (67,221 sq. ft.)



Legend

- Existing FLUMA
- Missing Values
- Commercial General (CG)
- Clearwater-Largo Road CRD (CLR-CRD)
- Commercial Neighborhood (CN)
- Commercial Recreation (CR)
- Institutional (I)
- Industrial General (IG)
- Cleanwater-Largo Road CRD (CLR-CRD)
- Residential/Office/Retail (R/OR)
- Residential/Office General (R/OG)
- Residential/Office Limited (R/OL)
- Recreation/Open Space (R/OS)
- Residential Estate (RE)
- Residential High (RH)
- Residential Low (RL)
- Residential Low Medium (RLM)
- Residential Medium (RM)
- Residential Rural (RR)
- Residential Suburban (RS)
- Residential Urban (RU)
- Transportation/Utility (TU)
- West Bay Drive CRD (WBD-CRD)
- Residential Medium (RM)
- Residential Rural (RR)
- Residential Suburban (RS)
- Residential Urban (RU)
- Transportation/Utility (TU)
- West Bay Drive CRD (WBD-CRD)

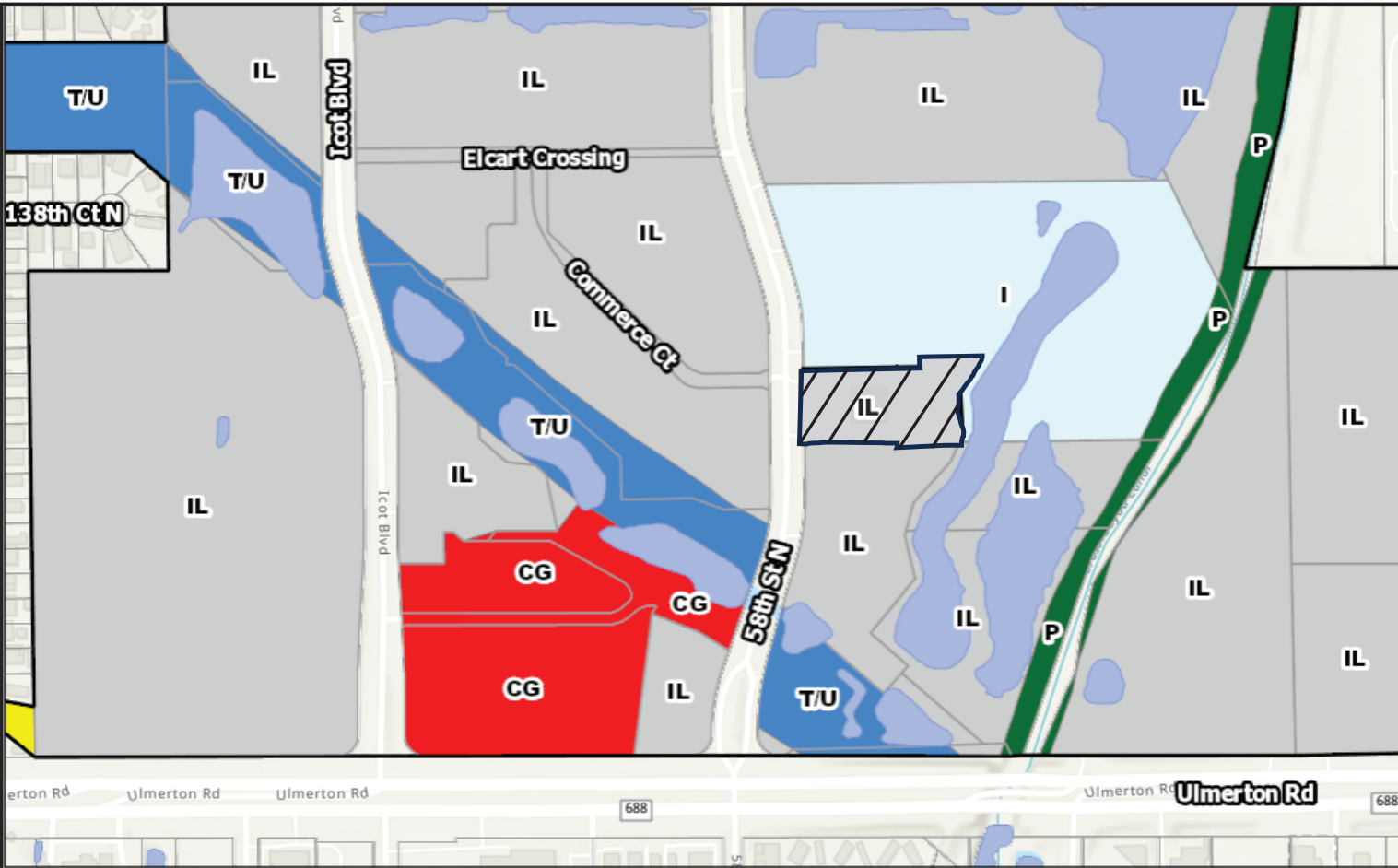
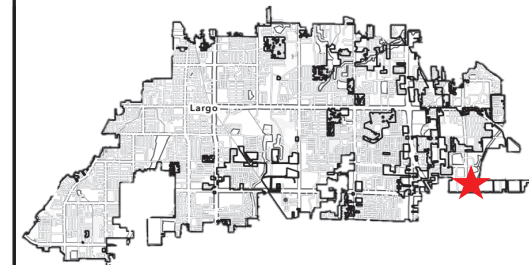


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EXHIBIT C

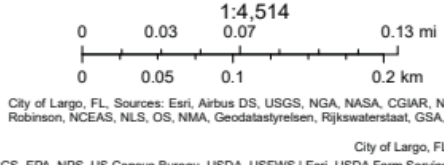
Proposed Future Land Use Map

Case #: FLUM24-001
 Subject: Robot Risers LLC Future Land Use Map Amendment
 Address: 13707 58th St. N.
 Parcel #: 04-30-16-77515-000-0201
 1.54 – acres (67,221 sq. ft.)



Legend

- Proposed FLUMA
- Missing Values
- Commercial General (CG)
- Clearwater-Largo Road CRD (CLR-CRD)
- Commercial Neighborhood (CN)
- Commercial Recreation (CR)
- Institutional (I)
- Industrial General (IG)
- Industrial Limited (IL)
- Residential/Office General (R/OG)
- Residential Office Limited (R/OL)
- Recreation/Open Space (R/OS)
- Residential Estate (RE)
- Residential High (RH)
- Residential Low (RL)
- Residential Low Medium (RLM)
- Residential Medium (RM)
- Residential Rural (RR)
- Residential Suburban (RS)
- Residential Urban (RU)
- Transportation/Utility (TU)
- West Bay Drive CRD (WBD-CRD)
- Road Name Labels
- Largo Future Land Use Code Labels
- Largo City Limits Boundary (Outline)
- Parcels
- Surface Water Bodies



Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Esri, USDA Farm Service



Date 01/04/2024

Re: 13707 58TH ST N LARGO 33760

To whom it may concern:

We would like to change the future land use of 13707 58TH ST N LARGO 33760 back to Industrial limited. This change will allow us to build our new offices and light manufacturing facilities in this location. The surrounding area including this parcel use to be zoned Industrial limited. The previous property owner converted this property from Industrial Limited to Institutional years ago, but it was never redeveloped. We would like to request changing the future land use back to Industrial Limited to match the surrounding area. The property will be developed to be consistent with the criteria in Section 4.5.3 for the following reasons.

- Section 4.5.3 A: Industrial limited is consistent with surrounding area.
- Section 4.5.3 B1: Impacts on public facilities and services will be minimal. Because this site has been previously developed, then demolished by previous owners. There are already two access points to public roads (58th st), and access to public utilities available.
- Section 4.5.3 B2: There is currently a need for more high-tech manufacturing in Largo. Site is also located in Pinellas counties Target Employment Centers.
- Section 4.5.3 B3: This site will be developed in full compliance with any and all applicable standards of this CDC.
- Section 4.5.3 B4: There will be no adverse effects on any environmental resources.
- Section 4.5.3 B5: Areas of Special Flood Hazard: Portions of the site are in a Coastal Floodplain. The attached survey shows the elevation in the existing parking lot of 8.97ft and the elevation of the field where the old

structure was at 9.9ft. Any new development will be elevated to 10ft or more to meet and exceed all city, county, and state building codes.

- Section 4.5.3 B6: as mentioned above, Portions of the site are in a Coastal Floodplain. The attached survey shows the elevation in the existing parking lot of 8.97ft and the elevation of the field where the old strutter was at 9.9ft. Any new development will be elevated to 10ft or more to meet and exceed all city, county, and state building codes. Please see Coastal Floodplain addendum.
- Section 4.5.3 B7: Site is located on 58th just off of Ulmerton Road, Ulmerton Rd is a hurricane evacuation route
- Section 4.5.3 B8: Property is not along a Scenic/Noncommercial Corridor
- Section 4.5.3 B9: Future Land Use Amendments shall be reviewed for consistency with the goals, objective, Countywide Rules and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes

Sincerely,
Aziz Homs
(Owner)
Robot Risers LLC



Date 01/04/2024

Re: Coastal Floodplain addendum 13707 58TH ST N LARGO 33760

4.2.7.1 The density in the proposed change will be reduced as Industrial limited has 0 density and Institutional allows 12.5 units an acre. The intensity is comparable for both Industrial limited (0.65 FAR) and Institutional (0.65 FAR).

A. Access to Emergency Shelter Space and Evacuation Routes – Site is located on 58th just off of Ulmerton Road, Ulmerton Rd is a hurricane evacuation route

B. Utilization of Existing and Planned Infrastructure – Site has been previously developed, then demolished by previous owners. There are already two access points to public roads (58th st), and access to public utilities available.

C. Utilization of Existing Disturbed Areas – Site has been previously developed; Redevelopment will utilize existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.

D. Maintenance of Scenic Qualities and Improvement of Public Access to Water – Does not apply.

E. Water Dependent Use – Does not apply.

F. Part of Community Redevelopment Plan – Site is in Pinellas counties Target Employment Centers zone.

G. Overall Reduction of Density or Intensity – The density in the proposed change will be reduced as Industrial limited has 0 density and Institutional allows 12.5 units an acre. The intensity is comparable for both Industrial limited (0.65 FAR) and Institutional (0.65 FAR).

H. Clustering of Uses – Does not apply.

I. Resilient Building – The redevelopment will be elevated and built to meet and exceed all city, county, and state building codes.

J. Integral Part of Comprehensive Planning Process – Site is in Pinellas counties Target Employment Centers zone. Rezoning to Industrial limited aligns well with the goal development in the area.

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) UNDERGROUND FEATURES, SUCH AS IMPROVEMENTS, ENDRACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING FEET ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS FILED IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFERENCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR HIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/CAS/LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

AC	AIR CONDITIONER	M.E	MAINTENANCE EASEMENT
B.R	BEARING REFERENCE	N	NORTH
C	CALCULATED	N&D	N&L & DISC
C.M	CONCRETE MONUMENT	N&R	N&N RADIAL
CONC	CONCRETE	O.H.L	OVERHEAD LINES
D&C	DIGESTED	O.R.B	OFFICIAL RECORDS BOOK
CATV	CABLE TELEVISION RISER	P	PLAT
CB	CHORD BEARING	P.B	PLAT BOOK
CH	CHORD	P.C	POINT OF CURVATURE
CON	CORNER	P.C.C	POINT OF COMMENCEMENT
D	DESCRIPTION OR DEED	P.C.P	PERMANENT CONTROL POINT
D.E	DRAINAGE EASEMENT	PG	PAGE
EL	ELEVATION	P.I	POINT OF INTERSECTION
ELEV	ELEVATION	P.K	PARKER KEY/L&N N&L
E	EAST	P.O.L	POINT ON LINE
E.O.P	EDGE OF PAVEMENT	P.P	UTILITY POLE
E.O.W	EDGE OF WATER	PVC	POLY(VINYL CHLORIDE)
E.P.U.E	ELECTRIC UTILITY EASEMENT	P.O.B	POINT OF BEGINNING
ESMT	EASEMENT	P.O.C	POINT OF COMMENCEMENT
F.F	FINISHED FLOOR	P.R.M	PERMANENT REFERENCE MONUMENT
FD	FOUND	P.T	POINT OF TANGENCY
F.H	FIRE HYDRANT	R	RADIUS
I.P	IRON PIPE	R&D	RADIAL
I.R	IRON ROD	R&L.P.T	RADIUS POINT
L	ARC LENGTH	R/W	RIGHT OF WAY
M	FIELD MEASURED	S	SOUTH

SW	SIDEWALK	SEC	SECTION
TEL	TELEPHONE FACILITIES	T.O.B	TOP OF BANK
TX	TRANSFORMER	TYP	TYPICAL
U.E	UTILITY EASEMENT	W	WEST
W.M	WATER METER	W.V	WATER VALVE
W.V	WATER VALVE		
SYMBOLS			
△	CENTERLINE		
∠	CENTRAL ANGLE/DELTA		
■	CONCRETE		
▨	CONG. BLOCK WALL TYPICAL		
▨	COVERED AREA		
▨	EXISTING ELEVATION		
▨	FIG FENCE		
▨	PROPERTY CORNER		
▨	SITE BENCHMARK		
▨	WELL		
▨	WIRE FENCE		
▨	WOOD DECK		
▨	WOOD FENCE		

Legal Description:

Tract 1: A portion of Lots 2 and 3, RUBIN ICOT CENTER, according to the plat thereof recorded in Plat Book 88, Pages 79 through 85 inclusive, of the Public Records of Pinellas County, Florida, and being more particularly described as follows: Beginning at the Northwest corner of Lot 2 of said RUBIN ICOT CENTER for a POINT OF BEGINNING; thence N. 00° 16' 17" W., and along the East right of way line of 58th Street North, 87.01 feet; thence N. 89° 43' 43" E., 403.98 feet; thence S. 30° 52' 54" W., 67.41 feet; thence S. 02° 27' 46" E., 105.46 feet; thence S. 24° 30' 19" W., 15.34 feet; thence S. 89° 43' 43" W., 143.60 feet; thence N. 00° 16' 17" W., 12.00 feet; thence S. 89° 43' 43" W., 223.11 feet to the East right of way line of 58th Street North; thence N. 00° 16' 17" W., 77.99 feet to the POINT OF BEGINNING.

and

Tract 2: A portion of Lot 3 of RUBIN ICOT CENTER as recorded in Plat Book 88, Pages 79 through 85 inclusive, of the Public Records of Pinellas County, Florida, and being more particularly described as follows: Beginning at the Southwest corner of Lot 3, RUBIN ICOT CENTER as a point of reference; run thence N. 00° 16' 17" W., along the East right of way line of 58th Street North, a distance of 87.01 feet; thence N. 89° 43' 43" E., 274.75 feet to the POINT OF BEGINNING; thence N. 00° 16' 17" W., 23.00 feet; thence N. 89° 43' 43" E., 143.13 feet; thence S. 30° 52' 54" W., 26.87 feet; thence S. 89° 43' 43" W., 129.22 feet to the POINT OF BEGINNING.

Property Address:

13707 58TH Street N
Largo, Florida 33760

NOTE:
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5A-17.052 (2)(a), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", PER F.I.R.M. COMMUNITY & PANEL NUMBER 125122-0139 H, LAST REVISION DATE 08/24/2021. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

Section 04, Township 30 South, Range 16 East	
Drawn By: AV	Survey Number: 23-3193
4	
3	
2	
1	
NO.	REVISIONS
	BY
	DATE
Prepared By LakeRidge Surveying & Mapping, LLC 17316 DEER ISLAND ROAD PHONE 407-385-3151 DEER ISLAND, FL 32778 407-385-3152 CERTIFICATE OF AUTHORIZATION LB7723 FAX 1-888-941-8769	

CERTIFIED TO:

Robot Risers LLC;
Seminole Title Company;
Commonwealth Land Title
Insurance Company

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. © SHEET 1 OF 2

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 08-04-2023

Robert w.
Richmond

Digitally signed by Robert w.
Richmond
Date: 2023.08.10 07:02:25 -0400

ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.



23-3193
PAGE 1 OF 2

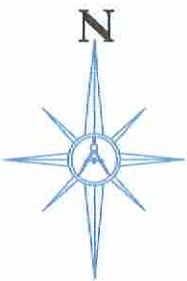
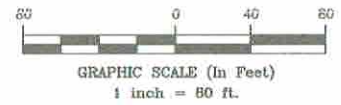
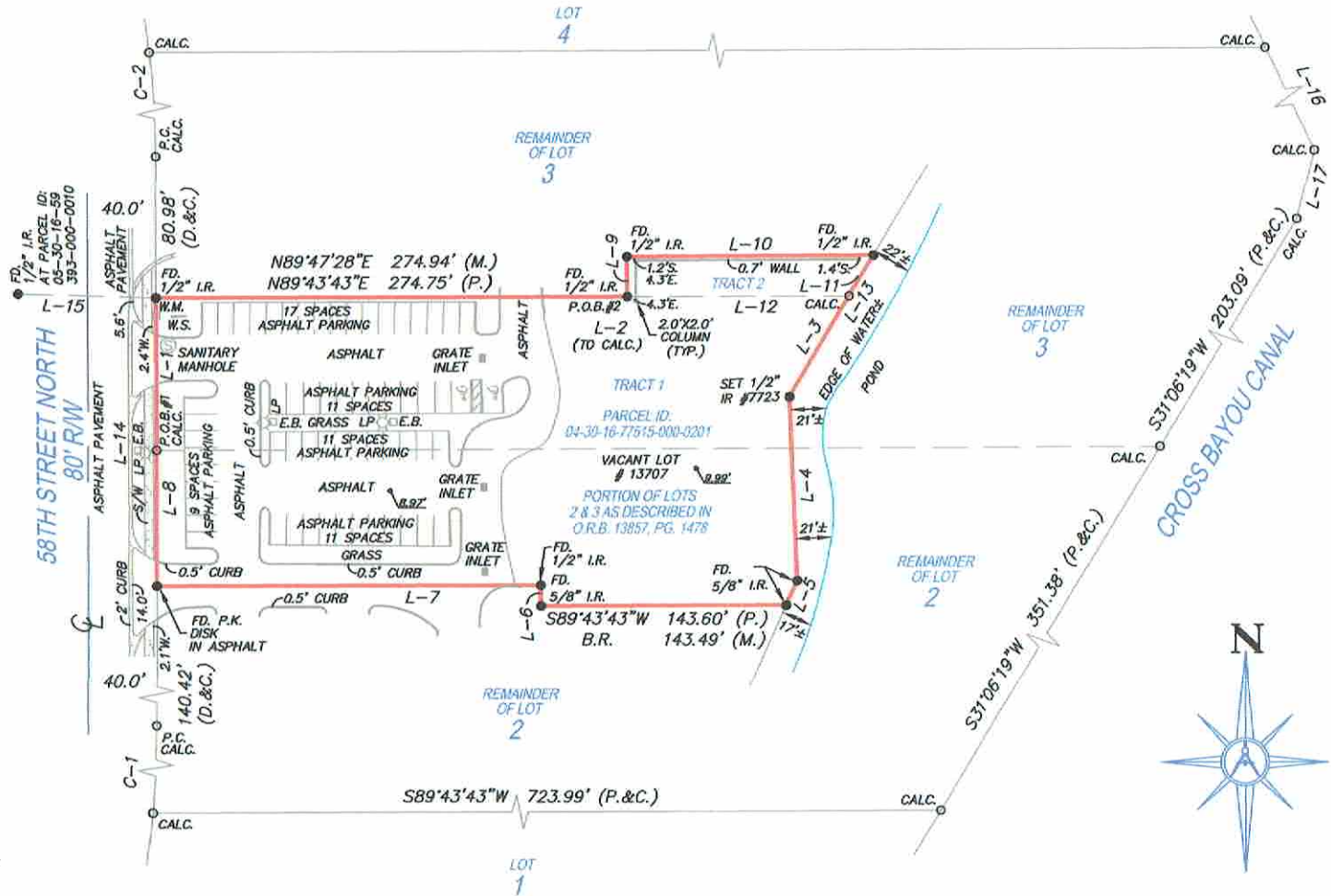
SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

- L-1
N00°16'17"W 87.01' (D.&C.)
- L-2
N89°43'43"E 403.98' (D.&C.)
- L-3
S30°52'54"W 67.41' (D.&C.)
- L-4
S02°27'46"E 105.46' (D.)
S02°27'47"E 105.41' (M.)
- L-5
S24°30'19"W 15.34' (D.)
S24°25'03"W 15.39' (M.)
- L-6
N00°16'17"W 12.00' (D.)
N00°39'18"W 11.89' (M.)
- L-7
S89°43'43"W 223.11' (D.)
S89°48'48"W 223.11' (M.)
- L-8
N00°16'17"W 77.99' (D.&C.)
- L-9
N00°16'17"W 23.00' (D.)
N00°18'04"W 23.05' (M.)
- L-10
N89°43'43"E 143.13' (D.)
N89°38'07"E 143.10' (M.)
- L-11
S30°52'54"W 26.87' (D.&C.)
- L-12
S89°43'43"W 129.22' (D.&C.)
- L-13
S30°52'54"W 94.28' (D.)
S30°53'28"W 94.43' (M.)
- L-14
N00°16'17"W 165.00' (D.)
N00°18'09"W 164.92' (M.)
- L-15
S88°30'54"E 80.79' (M.)
- L-16
S25°28'09"E 96.76' (P.&C.)
- L-17
S14°03'08"W 40.31' (P.&C.)

- C-1 (D.&C.)
R = 517.00'
Δ = 09°04'48"
A = 81.93'
- C-2 (D.&C.)
R = 517.00'
Δ = 14°47'37"
A = 133.49'

E.B. = ELECTRIC BOX
W.S. = WATER SERVICE



RUBIN ICOT CENTER

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART OF LOTS 12 AND 13 IN THE NORTHWEST 1/4 AND ALL OF LOT 8 AND THAT PART OF LOTS 9, 10 AND 11 IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LYING WEST OF THE CENTERLINE OF CROSS BAYOU CANAL AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALL OF LOTS 11, 12, 13, 14, AND 15 IN THE SOUTHWEST 1/4 AND THAT PART OF LOTS 11 & 12, ALL OF LOTS 13, 14, AND 15 IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF PINELLAS GROVES AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART OF LOTS 12 AND 13 IN THE NORTHWEST 1/4 AND ALL OF LOT 8 AND THAT PART OF LOTS 9, 10 AND 11 IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LYING WEST OF THE CENTERLINE OF CROSS BAYOU CANAL AS SHOWN ON THE PLAT OF "PINELLAS GROVES," AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALL OF LOTS 11, 12, 13, 14 AND 15 IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF SAID "PINELLAS GROVES," ALL OF WHICH BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE N. 00° 22' 18" W., 1232.60 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE S. 89° 33' 31" E., 650.18 FEET; THENCE N. 00° 30' 20" W., 175.59 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE, S. 89° 30' 51" E., 1222.19 FEET TO THE CENTERLINE OF CROSS BAYOU CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING: S. 21° 30' 22" W., 955.97 FEET; THENCE S. 08° 05' 54" W., 542.25 FEET; THENCE S. 07° 25' 14" W., 899.45 FEET; THENCE S. 14° 03' 08" W., 563.33 FEET; THENCE S. 31° 06' 19" W., 630.25 FEET; THENCE S. 19° 18' 42" W., 508.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ULMERTON ROAD (STATE ROAD 688) AS RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGES 344 THROUGH 365, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N. 89° 45' 12" W., 2331.02 FEET TO THE WEST LINE OF SAID LOT 11 IN THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG SAID WEST LINE, N. 00° 25' 38" W., 1165.19 FEET TO THE NORTH LINE OF SAID LOT 11; THENCE ALONG SAID NORTH LINE, S. 89° 46' 10" E., 331.28 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE N. 00° 23' 46" W., 1320.81 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE S. 89° 49' 02" E., 1327.98 FEET ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 5 TO THE POINT OF BEGINNING.

CONTAINING 199.69 ACRES MORE OR LESS.

TOGETHER WITH:

THAT PART OF LOTS 11 AND 12, ALL OF LOTS 13, 14 AND 15 IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF "PINELLAS GROVES," AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE N. 00° 22' 18" W., 15.00 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE N. 89° 49' 02" W., 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14 FOR THE POINT OF BEGINNING; SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF 142ND AVENUE NORTH (15.00 FOOT 1/2 RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N. 89° 49' 02" W., 1335.00 FEET; THENCE N. 00° 26' 47" W., 215.01 FEET; THENCE S. 89° 49' 02" E., 22.00 FEET TO THE WEST LINE OF SAID LOT 12; THENCE ALONG SAID WEST LINE, N. 00° 26' 47" W., 524.14 FEET; THENCE S. 89° 49' 02" E., 10.00 FEET; THENCE N. 00° 26' 47" W., 310.02 FEET; THENCE N. 89° 49' 02" W., 10.00 FEET TO THE WEST LINE OF SAID LOT 12; THENCE ALONG SAID WEST LINE N. 00° 26' 47" W., 4.03 FEET; THENCE N. 89° 49' 02" W., 332.34 FEET TO THE WEST LINE OF SAID LOT 11; THENCE ALONG SAID WEST LINE, N. 00° 27' 55" W., 348.20 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID NORTH LINE, S. 89° 33' 07" E., 1647.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF 58TH STREET NORTH (15.00 FOOT 1/2 RIGHT-OF-WAY); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S. 00° 22' 18" E., 1393.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.82 ACRES MORE OR LESS.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PINELLAS, STATE OF FLORIDA THIS 22ND DAY OF MAY, 1984.

APPROVED:

[Signature]
COUNTY ENGINEER

[Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KARLEEN F. DE BLAKER, CLERK
ATTEST

BY: *[Signature]*
DEPUTY CLERK

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED CHARLES E. RAINEY AND WILLIAM CASTORO, RESPECTIVELY CHAIRMAN AND SECRETARY OF PINELLAS COUNTY INDUSTRIAL COUNCIL, A FLORIDA PUBLIC BODY CORPORATE, TO BE KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS EXECUTING THE FOREGOING AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA THIS 15 DAY OF JULY, 1984.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THAT BESIDES THEIR INTERESTS THEREIN, THERE ARE NO OTHER OUTSTANDING INTERESTS IN SAID PROPERTY, WHICH PROPERTY IS HEREBY PLATTED AS "RUBIN ICOT CENTER," DEDICATES ALL STREETS, EASEMENTS, PARKS, AND PUBLIC PLACES, AS SHOWN ON THIS PLAT, TO THE USE OF THE PUBLIC IN GENERAL.

R.F. PROPERTIES, LIMITED, A FLORIDA LIMITED PARTNERSHIP,
BY: LESLIE A. RUBIN, LIMITED, GENERAL PARTNER

[Signature]
LESLIE A. RUBIN, GENERAL PARTNER

[Signature]
WITNESS

[Signature]
WITNESS

PINELLAS COUNTY INDUSTRIAL COUNCIL, A FLORIDA
PUBLIC BODY CORPORATE (OWNER OF LOT 9)

BY: *[Signature]*
CHARLES E. RAINEY, CHAIRMAN.

ATTEST: *[Signature]*
WILLIAM CASTORO, SECRETARY.

TECH DATA CORPORATION, A FLORIDA CORPORATION (OWNER OF A PORTION OF LOT 1A)

[Signature]
STEVEN A. RAYMUND, PRESIDENT

[Signature]
WITNESS

[Signature]
WITNESS

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED LESLIE A. RUBIN, GENERAL PARTNER OF LESLIE A. RUBIN, LIMITED, GENERAL PARTNER OF R.F. PROPERTIES, LIMITED, AND STEVEN A. RAYMUND, PRESIDENT OF TECH DATA CORPORATION, TO BE KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS EXECUTING THE FOREGOING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA THIS 14TH DAY OF APRIL, 1984.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA AT LARGE.

JANUARY 7, 1987
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON 5-10-84 THIS PROPERTY WAS SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING, AND THAT THIS PLAT COMPLIES WITH SECTION 177.091 OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS COMPOSITION.

[Signature] 5/10/84
GARY M. CUMBEY, P.E., REG. SURVEYOR No. 2607

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KARLEEN F. DE BLAKER, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 88, PAGE 79, 80, 81, 82, 83, 84, 85, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS 23RD DAY OF MAY, 1984 @ 10:15 a.m.

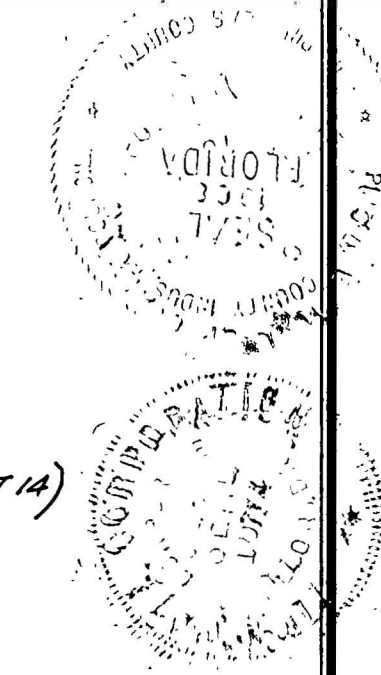
KARLEEN F. DE BLAKER, CLERK
PINELLAS COUNTY, FLORIDA

[Signature]
DEPUTY CLERK

PREPARED BY

CUMBEY & FAIR, INC.
2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA, 33575
(813) - 797-8982.

RESOLUTION OF PARTIAL VACATION OF
RUBIN Icot Center
SUBDIVISION HAS BEEN RECORDED
O.R. BOOK 916 PAGE 1888
ON 5-14-84
KARLEEN F. DE BLAKER
Clerk of the Circuit Court
Pinellas County, Fla.



1061
35.50
4865.00

This Instrument Prepared By/Return To:
Alexa Kunzig
Seminole Title Company
8640 Seminole Boulevard
Seminole, FL 33772
2023-436
Parcel Identification Number: 04-30-16-77515-000-0201

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 3rd day of October, 2023, between **The Board of Trustees of St. Petersburg College** Grantor, and **Robot Risers LLC, a Florida limited liability company**, whose address is 101 Shore Dr. E., Oldsmar, FL 34677, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has **GRANTED, BARGAINED AND SOLD** to Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to wit:

Tract 1: A portion of Lots 2 and 3, RUBIN ICOT CENTER, according to the plat thereof recorded in Plat Book 88, Pages 79 through 85 inclusive, of the Public Records of Pinellas County, Florida, and being more particularly described as follows: Beginning at the Northwest corner of Lot 2 of said RUBIN ICOT CENTER for a POINT OF BEGINNING; thence N. 00° 16' 17" W., and along the East right of way line of 58th Street North, 87.01 feet; thence N. 89° 43' 43" E., 403.98 feet; thence S. 30° 52' 54" W., 67.41 feet; thence S. 02° 27' 46" E., 105.46 feet; thence S. 24° 30' 19" W., 15.34 feet; thence S. 89° 43' 43" W., 143.60 feet; thence N. 00° 16' 17" W., 12.00 feet; thence S. 89° 43' 43" W., 223.11 feet to the East right of way line of 58th Street North; thence N. 00° 16' 17" W., 77.99 feet to the POINT OF BEGINNING.

and

Tract 2: A portion of Lot 3 of RUBIN ICOT CENTER as recorded in Plat Book 88, Pages 79 through 85 inclusive, of the Public Records of Pinellas County, Florida, and being more particularly described as follows: Beginning at the Southwest corner of Lot 3, RUBIN ICOT CENTER as a point of reference; run thence N. 00° 16' 17" W., along the East right of way line of 58th Street North, a distance of 87.01 feet; thence N. 89° 43' 43" E., 274.75 feet to the POINT OF BEGINNING; thence N. 00° 16' 17" W., 23.00 feet; thence N. 89° 43' 43" E., 143.13 feet; thence S. 30° 52' 54" W., 26.87 feet; thence S. 89° 43' 43" W., 129.22 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD, the same together, with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee forever.

Grantor hereby expressly chooses not to reserve any mineral rights or right of entry that would otherwise be reserved in favor of the Grantor relating to the above-described property under Section 270.11(1), F.S.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

[Handwritten Signature]

Witness #1 Signature

Jessi A Tuttle

Witness #1 Printed Name

Susana Castellano

Witness #2 Signature

Susana Castellano

Witness #2 Printed Name

The Board of Trustees of St. Petersburg College

By: *Tonjua Williams*
Dr. Tonjua Williams, Authorized Signer,
President of St. Petersburg College
244 Second Ave. N.
Saint Petersburg, FL 33701

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 27 day of October, 2023, by means of physical presence by Dr. Tonjua Williams, Authorized Signer, as President of St. Petersburg College for The Board of Trustees of St. Petersburg College, who is/are personally known to me or who has produced _____ as identification.

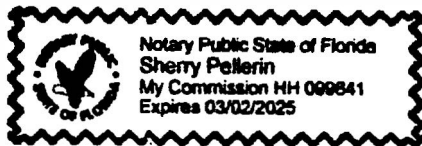
SEAL

Sherry Pellerin
Notary Signature

Sherry Pellerin
Printed Notary Signature

My Commission Expires:

03/02/2025





Board of Trustees

Resolution

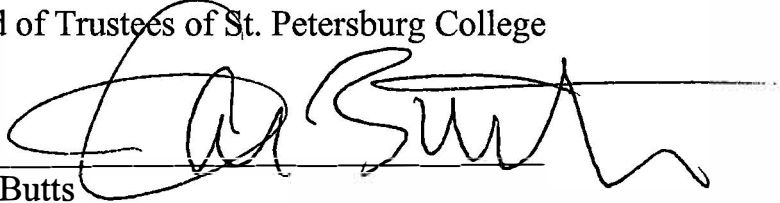
WHEREAS, St. Petersburg College is a state college in the Florida College System, organized pursuant to 1001.60, Fla. Stat. and governed by a Board of Trustees, and

WHEREAS, the Trustees are granted the authority to purchase and dispose of property of the St. Petersburg College, Board of Trustees, pursuant to 1001.64(25) and (26) Fla. Stat., and to authorize the College President, or her designee, to act on behalf of the Board,

NOW THEREFORE, be it resolved that the Board authorizes the College President, Dr. Tonjua Williams, to transact all business and sign all closing documents related to the sale of the College's Coliseum Parking Lot which is the described property as detailed on the attached Exhibit "A", and pursuant to the Sales Contract dated July 20, 2023, which provides for the sale in the amount of \$695,000.00, to Robot Risers LLC, a Florida Corporation. It was specifically found that the transaction is in the best interest of the Florida College System.

IT IS HEREBY RESOLVED that the undersigned does certify that this Resolution has been adopted by the Board of Trustees of St. Petersburg College pursuant to, and in accordance with, its authority this 17th day of October, 2023.

Board of Trustees of St. Petersburg College

By: 
Jason Butts

Its: Chairman of the Board

EXHIBIT "A"

LEGAL DESCRIPTION OF
PROPERTY

Tract 1: A portion of Lots 2 and 3, RUBIN ICOT CENTER, according to the plat thereof recorded in Plat Book 88, Pages 79 through 85 inclusive, of the Public Records of Pinellas County, Florida, and being more particularly described as follows: Beginning at the Northwest corner of Lot 2 of said RUBIN ICOT CENTER for a POINT OF BEGINNING; thence N. 00° 16' 17" W., and along the East right of way line of 58th Street North, 87.01 feet; thence N. 89° 43' 43" E., 403.98 feet; thence S. 30° 52' 54" W., 67.41 feet; thence S. 02° 27' 46" E., 105.46 feet; thence S. 24° 30' 19" W., 15.34 feet; thence S. 89° 43' 43" W., 143.60 feet; thence N. 00° 16' 17" W., 12.00 feet; thence S. 89° 43' 43" W., 223.11 feet to the East right of way line of 58th Street North; thence N. 00° 16' 17" W., 77.99 feet to the POINT OF BEGINNING.

and

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ROBOT RISERS LLC

Filing Information

Document Number	L17000185684
FEI/EIN Number	82-2669429
Date Filed	08/30/2017
Effective Date	08/25/2017
State	FL
Status	ACTIVE

Principal Address

101 SHORE DR E
OLDSMAR, FL 34677

Mailing Address

101 SHORE DR E
OLDSMAR, FL 34677

Registered Agent Name & Address

HOMSI, AZIZ
101 SHORE DR E
OLDSMAR, FL 34677

Authorized Person(s) Detail

Name & Address

Title MGR

HOMSI, Aziz
101 SHORE DR E
OLDSMAR, FL 34677

Annual Reports

Report Year	Filed Date
2021	02/12/2021
2022	03/07/2022
2023	04/03/2023

Document Images

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[08/30/2017 -- Florida Limited Liability](#)

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City of Largo Business Impact Estimate

This form must be completed and submitted to legal with the request to review the ordinance. The signed form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

[Empty rectangular box for additional information]

Reviewed and Approved:



City Attorney's Office